

ABSTRACT

Methods and systems are provided for performing a tax-deferred transaction involving an Investor owning a Relinquished Property according to structures depending on the form of ownership. One structure can involve an Individual Investor, and another structure can involve
5 an Investor Partnership. The structure involving the Individual Investor as the owner of Relinquished Property can include the steps of: (1) the Investor selling the Relinquished Property; (2) the Investor acquiring as a Replacement Property, directly or indirectly from a REIT or its affiliate for example, an interest in Like Kind Property; and (3) the Investor transferring such interest to the Operating Partnership of the REIT in exchange for DCX Units.